

IN RE: PETITION FOR ZONING VARIANCE
NW/4 Belair Road, 165' NE of
Link Avenue
(8664 Belair Road)
11th Election District
5th Councilmanic District
Crown Stations, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-110-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a freestanding sign containing 181.3 sq.ft. (90.65 sq.ft. per side) in lieu of the maximum permitted 100 sq.ft. total, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Stephen M. Broache, Engineering Manager, appeared, testified and was represented by Andrew Lapyowker, Esquire. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of October 1988 that the Petition for Zoning Variance to permit a freestanding sign of 181.3 sq.ft. (90.65 sq.ft. per side) in lieu of the maximum permitted 100 sq.ft. total, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits or construction of the project, the Petitioner shall submit a landscaping plan to the Office of Current Planning and the Zoning Commissioner for final approval.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 12, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 7, 1988.
northeast
OWINGS MILLS TIMES,
Publisher

S. Zake Orlan

FE# 04154
R# M18955
\$35.63

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 9, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 8, 1988.

S. Zake Orlan
THE JEFFERSONIAN,
Publisher

SALES & LEGAL NOTICES
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
Case number: 89-110-A
NW/4 Belair Road, 165' NE of Link Avenue
(8664 Belair Road)
11th Election District
5th Councilmanic District
Crown Stations, Inc.
Petitioner
Hearing Date: Wednesday, Oct 5, 1988 at 11:00 a.m.
Variance to permit a freestanding sign containing 181.3 square feet in lieu of the maximum permitted 100 square feet. In the event that this Petition is granted, a building permit may be issued upon the receipt of this Order. Such request must be in writing and received in this office by the date of the hearing, set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
9/11 Sept 8

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

October 7, 1988

Andrew Lapyowker, Esquire
Crown Central Petroleum
P.O. Box 1168
Baltimore, Maryland 21203

RE: PETITION FOR ZONING VARIANCE
NW/4 Belair Road, 165' NE of Link Avenue
(8664 Belair Road)
11th Election District - 5th Councilmanic District
Crown Stations, Inc. - Petitioner
Case No. 89-110-A

Dear Mr. Lapyowker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: B. F. Mannion
Empire Towers, Suite 817
7310 Governor Ritchie Highway, Glen Burnie, Md. 21061
People's Counsel
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

Date: 9/15/88

Andrew Lapyowker, Esq.
Crown Petroleum
P.O. Box 1168
Baltimore, Maryland 21203

Re: Petition for Zoning Variance
CASE NUMBER: 89-110-A
NW/4 Belair Road, 165' NE of Link Avenue
(8664 Belair Road)
11th Election District - 5th Councilmanic District
Petitioner(s): Crown Station, Inc.
HEARING SCHEDULED: WEDNESDAY, OCTOBER 5, 1988 at 11:00 a.m.

Dear Mr. Lapyowker:

Please be advised that \$86.26 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 059124
DATE 9/26/88 ACCOUNT 6-01-615-000
AMOUNT \$ 86.26
RECEIVED FROM Crown Station, Inc.
FOR Posting & Sign 9/26/88
J. ROBERT HAINES
Zoning Commissioner
9/26/88

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-110-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.f. to permit a freestanding sign containing 181.3 square feet in lieu of the maximum permitted 100 square feet.

Single side of sign = 90.65 sq. ft.; County defines total square footage as sum of both sides. Crown logo (5'9" x 10'2" wide oval) to be installed with 3'0" x 6'0" h. price sign to meet State and competitive requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
Andrew Lapyowker _____
(Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Crown Central Petroleum _____
Address _____
P.O. Box 1168 _____
Baltimore, Md. 21203 _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
City and State _____
Name _____
Address _____
City and State _____

ORDERED: By The Zoning Commissioner of Baltimore County, this 12th day of September, 1988, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of October, 1988, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-110-A
NW/4 Belair Road, 165' NE of Link Avenue
(8664 Belair Road)
11th Election District - 5th Councilmanic District
Petitioner(s): Crown Station, Inc.
HEARING SCHEDULED: WEDNESDAY, OCTOBER 5, 1988 at 11:00 a.m.

Variance to permit a freestanding sign containing 181.3 square feet in lieu of the required 100 square feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
cc: Crown Stations, Inc.
B. F. Mannion
Andrew Lapyowker, Esq.
File

89-110-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
21st day of July, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Crown Stations, Inc.
Petitioner's Attorney: Andrew Lapayoker

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
J94-3554

August 3, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204



Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number
449, 472, 473, 477, 478, 479, 481, 483, 484, 485 and 486.

Very truly yours,

St. John E. Weber
St. John E. Weber, P.E.
Assistant Traffic Engineer

SEM/RF/lab

RECEIVED
AUG 8 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner
TO: Zoning Commissioner
Pat Keller, Deputy Director
FROM: Office of Planning and Zoning
Crown Stations, Inc.
SUBJECT: Zoning Petition No. 89-110-A
Date: September 27, 1988

The construction of the sign will necessitate in the disturbance of the
area around the sign. The area located within proximity to the proposed
signage should be landscaped with appropriate vegetation.

PK/st

RECEIVED
SEP 30 1988

ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2526
494-4500

Paul H. Reincke
Chief

July 15, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: Crown Station, Inc.

Location: NW/S Belair Road, 165' NE Link Avenue
8664 Belair Road

Item No.: 486 Zoning Agenda: Meeting of 7/12/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required to
be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in accor-
dance with Baltimore County Standards as published by the Department
of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code," 1976 edition
prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

090

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Andrew Lapayoker, Esquire
Crown Central Petroleum
P.O. Box 1168
Baltimore, Maryland 21203

RE: Item No. 486 - Case No. 89-110-A
Petitioner: Crown Stations, Inc.
Petition for Zoning Variance

Dear Mr. Lapayoker:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above referenced petition. The following
comments are not intended to indicate the appropriateness of the
zoning action requested, but to assure that all parties are made
aware of plans or problems with regard to the development plans
that may have a bearing on this case. The Director of Planning
may file a written report with the Zoning Commissioner with
recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are
received, I will forward them to you. Otherwise, any comment
that is not informative will be placed in the hearing file. This
petition was accepted for filing on the date of the enclosed
filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

July 27, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Crown Stations, Inc.
Zoning meeting 7/12/88
W/S Belair Road
MD 1-N
165' N/E of Link Avenue
Item #486

Dear Mr. Haines:

We have forwarded this variance to permit a freestanding
sign containing 181.3 square feet in lieu of the required 100
square feet to our Highway Beautification Section (Mr. Morris
Stein- 333-1642), for all comments relative to zoning.

If you have any questions, please call Larry Brocato of this
office (333-1350).

Very truly yours,

Creston J. Mills, Jr.
Creston J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB/es

cc: Crown Cental Petroleum Corporation
J. Ogle
Morris Stein w/att.

RECEIVED
JUL 23 1988

ZONING OFFICE

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5032 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

89-110A

PETITIONER(S) EXHIBIT (1)



PETITIONER(S) EXHIBIT (1)



PETITIONER(S) EXHIBIT (2)



